

**Town of Framingham Planning Board Meeting  
September 21, 2004**

In attendance are Tom Mahoney, Chairman, Ann Welles, Vice Chairman and Sue Bernstein. Andrea Carr-Evans arrived at 7:40. Also present is Jay Grande, Planning Board Director and MaryRuth Reynolds, Administrative Assistant.

Meeting was called to order at 7:30 p.m.

**I. ANR Plan for 110 Winter Street**

In attendance was Paul Bresnahan, Chris Nobel and Verne Potter. Jay Grande contacted town counsel, Michelle Grzenda and John Bertorelli with the question regarding access to lot 5 and whether it would be build able. They came to the determination that there is access and that there is an area that would be build able lot. Jay Grande stated that with these questions answered he believes that the applicant is entitled to endorsement of this plan. There was a brief discussion between the applicant and the Board. **Carol Spack moved to endorse the ANR plan for 110 Winter Street in Framingham, MA. Andrea Carr-Evans seconded the motion. The vote was 4 in favor 0 opposed and 1 Abstention Sue Bernstein.**

**II. Approval of minutes**

The Board reviewed the minutes for August 6, 2002. Ann Welles moved to approve the minutes with corrections. Carol Spack seconded the motion. The vote was 4 in favor and 0 opposed and 1 abstained (Andrea Carr-Evans).

The Board reviewed the minutes for July 20, 2004. Andrea Carr-Evans moved to approve the minutes with corrections made by herself and Tom Mahoney Carol Spack Seconded the motion. The vote was 5 in favor and 0 opposed.

The Board reviewed the minutes for August 3, 2004. Andrea Carr-Evans moved to approve the minutes with corrections made by herself and Tom Mahoney. Carol Spack Seconded the motion. The vote was 5 in favor and 0 opposed.

The Board reviewed the minutes for May 3, 2004. Tom Mahoney moved to approve the minutes with minor corrections. Carol Spack seconded the motion. The vote was 5 in favor and 0 opposed

**III. Continued Public Hearing For Special Permit for Use and Site plan Review Approval, 1670 Worcester Road, Dunkin Donuts.**

In attendance for applicant: Paul Galvani, Konse Skrivanos, Susan Smith-Meyer, Tom Simkins and Mark Hall and Town consultant Tom Stokes. Tom Stokes gave a brief review of the report that was presented to the Board. He stated that the applicant has made the requested modifications to the site.

1 Onsite traffic was addressed by change over to one way circulation and by  
2 adjusting the parking spaces to have a 90 degree angle. There has been the  
3 addition of a second drive through to help minimize queue back up on to Rt9.  
4 The applicant had made the modifications to the crosswalk from motel 6 and  
5 on the driveway side on the site. Tom Simkins briefly discussed the traffic  
6 study he conducted. The idea of possibly limiting the drive through menu to  
7 help prevent cue back up was discussed again. The board discussed the  
8 limiting of deliveries on site to specific hours. Babar Khan reviewed the site  
9 modifications to site. He stated that most of the changes were already  
10 mentioned by Tom Stokes however there are a few additional change made.  
11 He noted that they moved the building back away from the road which  
12 changed the elevations which eliminated the double gable problem with drive  
13 through windows. Because of the angle change of the parking spaces they  
14 lost about 6 or 7 parking space. Babar Khan reviewed the sidewalk,  
15 crosswalk and drainage system modifications. He noted that they also  
16 responded to the safety officer concerns by posting no parking signs. Tom  
17 Simkins review the building designs modifications made at the request of the  
18 Board. Susan Smith -Meyer reviewed the landscape design. Jay Grande  
19 stated that he would like to sit down with applicant because there were a lot  
20 of site design items that needed to be modified and to make sure that the  
21 check list of items were incorporated on the revised plans. The Board  
22 reviewed the draft decision making corrections and modifications where  
23 needed. *This hearing was continued to October 12, 2004 for the purpose of*  
24 *starting on the decision.*  
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26 **IV. ANR Plan for 26 Sewell Street**

27 In attendance Ghafoor Sheikh. He wishes to divide his 16,000 lot into 2  
28 individual lots. The Board recommended that he consult with the Historical  
29 Commission in regards to demolition of the existing building. *Sue Bernstein*  
30 *moved to recommend endorsement of a plan of land in Framingham on 26*  
31 *Sewell Street owned by Ghafoor Sheikh and planed by Engineering Design*  
32 *consultants August 17, 2004. Carol Spack seconded the motion. The vote*  
33 *was 5 in favor and 0 opposed.*  
34

35 **V. *Sue Bernstein moved to give Jay Grande authorization to sign the final***  
36 ***occupancy permit once the check list is complete for Dunkin Donuts at 517***  
37 ***Worcester Road and release of the bonds except the landscaping bond. Ann***  
38 ***Welles seconded the motion. The vote was5 in favor and 0 opposed.***  
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40 **VI. Public Hearing for Special Permit for Reduction in the Required**  
41 **Number of Parking Spaces, 6 Beech Street.**

42 In attendance Bridget Erdman. Thomas Mahoney read the Public Hearing  
43 notice into the record. Bridget briefly explained the operation of the business  
44 she will be conducting at 6 Beech Street. She stated that the reason she is  
45 before the Board is that there are less than the required number of parking  
46 spaces on her property. She felt the only way to come close to complying

1 with this requirement was to have the entire lot cleared and paved  
2 completely. She felt that there are sufficient parking spaces on the street and  
3 that there should be no need to provide more off street parking. The Board  
4 agreed with the applicant that it would not be advisable to clear the land. The  
5 Board also felt there is plenty of parking in the neighborhood . The Board  
6 agreed to grant the reduction in parking spaces provided that it does not  
7 transfer to other uses or sale.

8 *Ann Welles moved to close this hearing for 6 Beech Street. Carol Spack*  
9 *seconded the motion. The vote was 5 in favor and 0 opposed.*

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11 **VII. Lot Release, 11 Major Hale Road**

12 Sue Bernstein moved to vote to release the restrictions on 11 major Hale  
13 Road - lot 7, formally known as 37 Belknap Road. Carol Spack seconded the  
14 motion. The vote was 5 in favor and 0 opposed.

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16 **VIII. Member Prerogatives**

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18 **a.** The Board schedules members to attend committee meetings for the  
19 purpose of discussing warrant articles supported by the Board.

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21 **b.** Ann Welles would like the Board to send a letter to ZBA to encourage  
22 them to support an approval of a variance to keep the carport located at 660  
23 Pleasant Street. Jay Grande will issue that letter.

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25 **IX. Meeting adjournment**

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27 Andrea Carr-Evans motioned to adjourn. Sue Bernstein seconded the motion.  
28 The vote was 5 in favor 0 opposed. The meeting adjourned at 10:30 am

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30  
31 Respectfully submitted

32  
33 MaryRuth Reynolds  
34 Administrative Assistant

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38 **\*\*THESE MINUTES WERE APPROVED WITH AMENDMENTS AT THE**  
39 **PLANNING BOARD MEETING OF OCTOBER 26, 2004.**

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44 Thomas Mahoney, Chairman  
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